



## Library Building Task Force #6 Minutes

November 16, 2017, 5:30 PM  
City Hall Conference Room

**Meeting called by:** Angel Falconer, Chair

**Task Force members:** Rebecca Banyas, Angel Falconer; Ernestina Fuenmayor; Mayor Mark Gamba; Ryan Healy; Paul Klein; Julie Lund; Ervin Miller; Melissa Perkins,

**Task Force members absent:** Nancy Tice

**City Staff present:** Haley Fish, Finance Director; Alma Flores, Community Development Director; Ann Ober, City Manager; Katie Newell, Library Director

**City Staff absent:** Leila Aman, Development Manager

**PlanB Consultancy (PlanB):** Amy Winterowd; Jordan Henderson

**Hacker Architects (Hacker):** Will Dann; Laura Klinger; Scott Mannhard; Tyler Nishitani

**Swinerton Buildings:** William Silva

**Call to order:** Angel Falconer called the meeting to order at 5:35 p.m.

### Discussion items

1. Approval of minutes. The October 2, 2017 meeting minutes were approved as written.
2. Art Integration Report. Task Force Member, Rebecca Banyas, provided an overview of a meeting which took place on November 13<sup>th</sup> to discuss art integration into the design of the Ledding Library.:
  - There is \$40,000 allocated for art for this project.
  - The process for selecting artists would involve forming a small art committee. In this case, representatives from the City, the library, ArtMOB, the task force and the project team would make up the small art committee. It was suggested that Katie Newell represent the Library, Rebecca Banyas represent the Task Force, A. Adams represent the ArtMOB, Laura Klinger and one additional individual represent the design team and either Haley Fish or Alma Flores represent the City.

- As the funds are limited, Rebecca had suggested a selective invitation process for artists rather than a proposal process since artists are usually paid for their proposal submissions.
- A Call to Artists solicitation will be drafted by Rebecca and this solicitation will be sent to a pre-selected group of artists.
- The process will require a good deal of administration. An individual will need to be identified for this task.

Ervin Miller asked a clarifying question to understand if we would be selecting the artist, but not the art piece.

Rebecca answered this was correct. The artist would be selected but the art would be up to the artist to create something appropriate for the space.

Mayor Gamba commented that he had envisioned multiple pieces throughout the library but is concerned that with the amount of funds available, it will likely be one commission.

Rebecca commented that she thinks it is possible to do more than one piece. Another possibility for art would be to purchase existing pieces, which could be more cost effective.

Paul Klein commented that the call to artists could stipulate that we are looking for multiple pieces for the funding available.

Ervin asked if the small art committee would also be in charge of the fountain.

Katie commented that our project landscape architect is already in contact with Lee Kelly to try and coordinate the move of the fountain.

Rebecca mentioned that the library should do an inventory for anything that could go up on the walls and reported that Hacker will identify four to five areas for art.

Rebecca continued to say that thinking about art integration at this early design stage could make the integration cost effective. For example, a glass artist could have their art already placed into a piece of glass that would be going into the building if identified early.

Ryan Healy mentioned it would be nice to have a spot for rotating art.

Julie Lund wanted to be sure this commissioned piece wouldn't necessarily be the only art in the building.

Paul said this was an opportunity to potentially address bird-friendly design as well with art integrated in the glass to prevent bird tragedy.

Angel asked the task force if this process made sense to them. All members agreed that it was a good way forward.

Rebecca recommended using the Regional Arts and Culture Council design team roster to identify Portland area artists and would also want additional recommendations from the Task Force.

Ann Ober will work on identifying a staff member for the administration of the call to artists through selection.

3. Schematic Design Report. Members of the Hacker Team presented the design at its current state to the Task Force.

Laura Klinger began by reviewing where we are in the design schedule. Specifically, the design team had recently concluded schematic design and was seeking approval to move forward on design development. She explained that the end of schematic design is the first time a complete package is created which includes site plans, massing, floor plans, structural/mechanical systems, landscape architecture and interior/exterior materials.

In the design development phase, the package will be similar but more in-depth, specifically on the interior and with more involved engineering. Laura explained within the timeline, the design team will go in front of the Design Review panel about mid-way through design development. She then turned the presentation over to Scott Mannhard to speak further about the design.

Scott began with a few reminders about the design inspiration which has turned into the design of the “River Bend Plan Diagram”. Last time, this group was seeing the beginnings of the River Bend plan becoming clearer. It provides linear parking, a wide enough berth separating the building from the large oak and allows the amphitheater to breathe.

Scott then showed the final schematic design floor plan. He noted that it may look like it is already dialed in and complete, but there is plenty of time for changes during design development.

Scott walked the committee through the current plan:

- The mid-block entry location intuitively helps patrons will arrival from anywhere.
- There is currently a colonnade along the southern half of the west side of the library which acts as a visual guide towards the front entry. Bicycle parking is located under this canopy.
- One goal of the floorplan is to create a self-contained area for the main entry, foyer, restrooms and community room to optimize flexibility for use when the rest of the library is closed.

The Mayor asked how many people the community room would hold.

Laura answered that the community room holds 75 seated, more standing.

Scott said that Hacker has continued to explore how to get more people in that space.

Scott then continued the tour through the floor plan, highlighting next the central space where it would be the official “welcome” to the library. Additional content here would be technology, books on hold as well as the Friends of the Library.

Scott directed the Task Force to the north end of the building where the Children’s Collection is planned. There is an area for story time as well as a family restroom here.

Scott then highlighted the adult collection which begins at about the midway point of the building and wraps all around to the street side to the south, along the east end of the building.

The bulk of the west side of the building is where are non-patron spaces. The staff administration space is here as well as conference/meeting rooms, the teen room and service points are located. Staff spaces include administration, sorting and return, deliveries, the children’s office and support. Additional spaces for mechanical service, etc are here.

Scott then moved onto the landscape plan that is a complete vision of how a pedestrian connection could play out. This plan includes a promenade on the west, a bark mulch trail along the east side of the building and suggests that the fountain could be located at the entry plaza of the building or in Scott Park.

Next to be described in further detail was the exploration of the roof shape. The shape functions not only as visual interest, but is also optimized for functionality on the management of stormwater run off. The roof is purposefully pulled higher in some parts and lower in others. The roof is low by the tree and opens the view to City Hall. The roof is high at the mid-block as a visual cue leading towards the entry and provides a grand view inside. The roof is low at the children’s reading area which makes sense from a sense of scale for the patrons in that area. The roof again is high near the amphitheater.

The south colonnade was again reiterated as a draw towards the project, leading to the front door of the library and towards Scott Park.

The design hopes to maximize views of the park and the whole length of the building.

Rebecca asked what the square footage of the building is.

Laura answered that 20,000 square feet is the target and then turned the next portion over to William Silva of Swinerton Builders.

William stated that at this point in design (schematic design), we are looking at a picture of what the design will be. This helps to create a dialogue to understand strategic approaches for accomplishing goals. At the schematic design stage, we have a summary of the systems. As the model developed, a lot of fact checking occurred with both historical data and a market check.

Based on historical data and the market check, William shared the project as designed was estimated to cost \$9.7 million. Together, with the design team, cost savings that would not affect the program were identified which brought the estimate down to \$8.4 million.

Further study identified opportunities for further savings which included:

Removal of the canopy	\$200,000
Mechanical System	
Reduce from Best System to Better System	\$330,000
Reduce from Best System to Code System	\$650,000
Grounds Improvement	\$325,000

Mayor Gamba asked for clarification if the canopy, mechanical system and ground improvement items were already included in the \$8.4 million estimate or if they were further reductions.

William answered that those items would be further cost reductions, to reduce the \$8.4 million estimate more.

Discussion continued with the task force about each of these opportunities.

Scott Mannhard stated he felt the canopy was a good element for civic engagement and provided the potential for additional shading for the west to help with solar heat gain.

Katie added that the canopy was the space that the bicycle parking would be under, that it would be great for families to be able to get under cover immediately after leaving their vehicles and that the canopy would help keep books dry.

Ann Ober told the task force that the allocated budget for the construction of the library is \$5.5 million and that the team is still managing towards that budget by looking for other opportunities for cost savings.

Scott provided information on the sustainable design goals that affect decisions on the mechanical system.

There is a difference between NetZero and Carbon Neutrality

#### *Path to Net Zero*

This project is Enrolled in Energy Trust of Oregon's (ETO) 'Path to Net Zero' Program. This program will open up enhanced financial incentives for the project from the ETO to cover both design and construction costs.

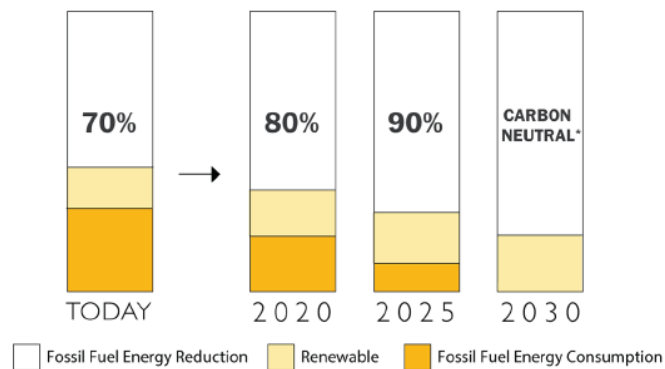
Net Zero Energy means ultimately generating as much energy on the library site through solar photovoltaic panels as the building uses. And 'Path' means that a project team first establishes a clear energy-efficiency target and a plan of approach. This makes the building "solar ready" for photovoltaic panels to be installed at any point in the future.

Through design and specifications of systems now, the goal is to drive energy demand down so less solar energy will need to be generated to get to net zero.

The metric for quantifying energy use is Energy Use Intensity (EUI) measured in energy used per square foot of building. The target EUI for Path to Net Zero is set by the Architecture 2030 Challenge

### *Architecture 2030 Challenge*

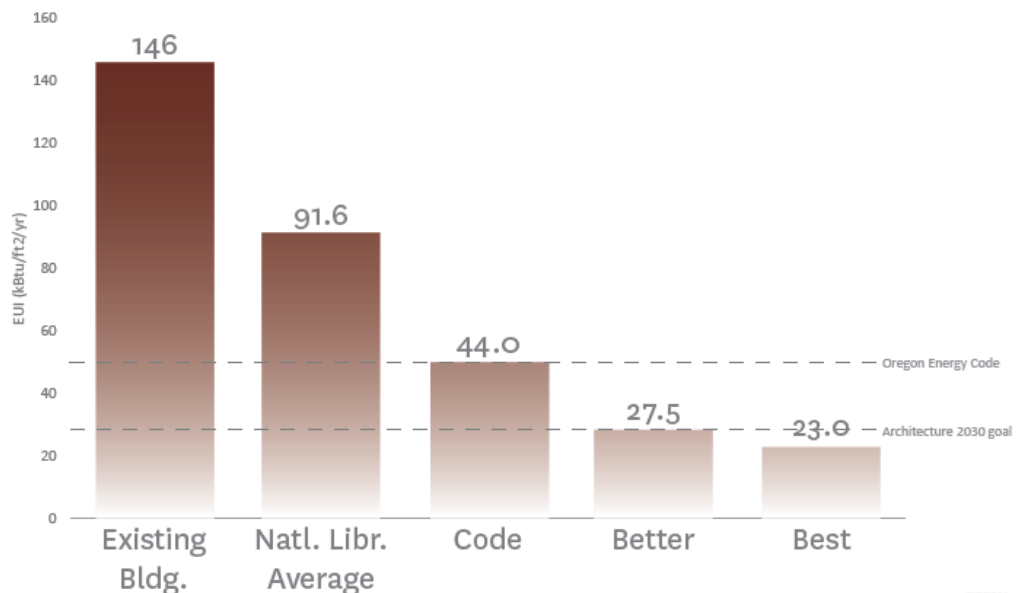
**Challenge:** All new buildings, developments, and major renovations shall be carbon-neutral by 2030



**Goal:** Transform the building industry from major contributor of greenhouse gas emissions to a central part of the solution to climate crisis

If this project just followed the Oregon code, the project would already be performing much higher than national average.

## EUI Comparisons



The “Best” system includes a radiant heated slab paired with passive cooling techniques. This includes a “night flush”.

The “Better” system still meets the AIA 2030 / Path to Net Zero requirements. It includes a Variable Refrigerant Flow (VRF) system. VRF systems are very efficient and is commonly used now (it was cutting edge 3 years ago).

The “Code” system would mean a change to the exterior look since it would require rooftop units for delivery.

## System Options

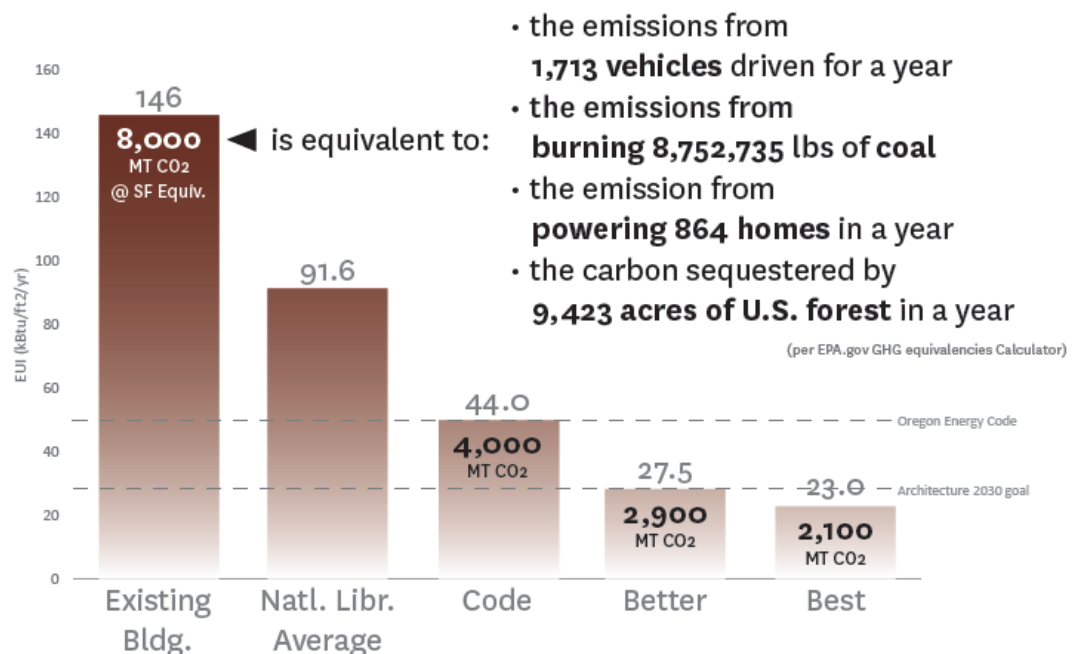
<b>CODE</b> 44 EUI	<b>BETTER</b> 27.5 EUI	<b>BEST</b> 23 EUI
Dos NOT meet 2030 Challenge or Path to Net Zero	Meets 2030 Challenge & Path to Net Zero	Exceeds 2030 Challenge & Path to Net Zero
“All air” heat and cooling	High efficiency “all air” heating and cooling delivery	Radiant Heated Slab = Cozy
Rooftop mechanical units		Utilizes ‘passive’ cooling
<b>4,000</b> metric tons of CO <sub>2</sub> equiv / year*	<b>2,900</b> metric tons of CO <sub>2</sub> equiv / year*	<b>2,100</b> metric tons of CO <sub>2</sub> equiv / year*
Equipment Size: Small + roof	Equipment Size: Medium	Equipment Size: Small
Cost: deduct \$650,000	Cost: deduct \$330,000	Cost: Included in Base Bid

\* 1,000 MT of CO<sub>2</sub> equivalent is equal to:

- the carbon sequestered by 1,200 acres of forests in one year
- 110 homes energy use for one year
- 215 cars driven in 1 year

U.S. G.P.A.

## EUI Comparisons



Ryan Healy asked where the mechanical is located in the “Better” system.

Scott and William answered that it is still in a mezzanine, not on the roof.

Ervin asked if there would be a flooring change for the radiant heat system.

Scott answered that PAE Consulting Engineers (the Mechanical/Electrical designers for this project) felt that the right carpet selection in the stacks would still work to allow the radiant heat to come through.

The Mayor asked what the operational energy costs looked like over a number of years.

Scott and Tyler Nishitani answered that the simple payback would yield savings over time.

Katie stated that the project would like to stay on the Path to Net Zero as the incentives (which offset cost) from the Energy Trust of Oregon (ETO) are higher.

Ervin asked about the building envelope and if there had been study/thought given to the noise level closest to Harrison on the south. This part of the envelope has a lot of glass, and thus potentially has less sound barriers. Will this area, which is slated to be one of the quiet areas of the library be adversely affected with its location near the busy street?

Scott answered that the building will be acoustically improved to mitigate sound. He additionally stated that there would be a variety of spaces throughout the building that could accommodate different patron needs.

Rebecca Banyas asked if there were any opportunities, similar to the HVAC system, within design for cost savings. Perhaps the undulating roof?

Ann Ober stated the question of how to get the project on track is a good one. The project can't get there just by cutting. The team wanted to be honest about where the project was and that the team is working on getting it into cost alignment, but hasn't figured it all out just yet. Some potential options are: PARS, the Pond House and fundraising. The lift is harder than thought, and the project will need the task force to help.

The Mayor asked that the earlier roof line question be addressed.

William Silva answered that the roof is inexpensive. The look is accomplished through a simple mechanism. The opportunity for cost savings is through a reduction in the box by reducing glass and siding as well as lowering the overall height of the building.

Laura added that the slope of the roof helps with stormwater management, it is coated with EPDM and that the trusses for the roof are simple, like what would be in a house.



William stated that the library is important to the community and the team is continuing to try and make it a special place.

Ernestina Fuenmayor asked what the library administrative spaces were like. At this point, it feels like they have no access to natural light.

William, Scott, and Laura answered that there would still be windows both on the west side as well as glass on the interior side for natural light and views.

Paul Klein asked what the baseline that needed to be hit in order for the electrical system and numbers to meet requirements.

Ann conveyed that the team must meet the Path to Net Zero requirements and at the same time the City's rules for PARS, etc.

Julie Lund mentioned that operating costs are significant. How are those costs incorporated into the budget?

Ann said that the team needs time to figure it out. The task force will be part of the solution and that in the meantime, the project team is working on a plan.

Rebecca asked when the next task force meeting was and how the task force could help.

The next meeting is January 11<sup>th</sup> and Ann stated that small dollar amounts matter.

Angel Falconer added that there could be fundraising opportunities such as naming rooms in the building.

Katie Newell asked the task force if they had a decision on the canopy.

Will Dann said the mechanical decision also needed to be made within a couple of weeks.

William Silva said the canopy decision was important for the planning commission.

Ervin mentioned that a concern with the canopy is that it might invite camping.

Katie answered that it is a really visible feature that is open and that the police have always been very responsive.

The task force took a vote and decided to keep the canopy.

The meeting adjourned at 7:12 p.m.